

TO LET at HARLEM—A BARGAIN.—A neat two-story, three-room HOUSE, with stone, water, and gas, in fine repair, with FURNITURE fit for SALE, it desired. Rent \$125. Apply to J. WARD, ex-Gen. Agent of New-York Life Insurance Co., No. 25 Spruce-st., and sign me the Contract Deposit, Harlem.

TO LET—A splendid COUNTRY RESIDENCE, at the head of a short distance from the Hudson River. Poughkeepsie, or only a short distance from the Hudson River. Possessions immediately if desired. The owner will sell or let, for \$1,250. Apply to J. WARD, ex-Gen. Agent of New-York Life Insurance Co., No. 25 Spruce-st., and sign me the Contract Deposit, Harlem.

WANTED to LET—For an unexpired term of three years, the FOUR-STORY BUILDING, No. 21 Barclay-st., of present occupant, Mr. H. L. BAKER & Co., who are about to move to the corner of Barclay and Greenwich-streets. The building is substantial and roomy, with all conveniences, and we look for almost any description of business. Apply on the premises.

Real Estate for Sale.

AT PRIVATE SALE—Four lots of GROUND on the north-east corner of 1st and 2nd Streets, one-half acre, corner of 1st and 2nd Streets. Also, three lots on the north side of 1st Street, between 3d and 4th Streets. Also, eleven lots on north-east corner of 4th and 5th Streets. For terms and full particular's apply to

BAKER & WEEKS Auctioneers, No. 6 Pine-st.

FARM LANDS for SALE.—The ILLINOIS CENTRAL RAILROAD COMPANY is now prepared to sell over

TWO MILLION OF ACRES

of FARMING LANDS, in TRACTS of FORTY ACRES AND UPWARD,

ON LONG CREDITS

LOW RATES OF INTEREST.

These Lands were granted by the Government and in the possession of the State, interspersed here and there with magnificent groves of oaks and other timber. The Road extends from Chicago on the north-east to Cairo at the south, and from thence to Ogle and DeKalb, in Illinois, and then extends through Indiana, Ohio, and Michigan, to the Lake Erie. A full account of the titles of lands on each side of this Road, and cheap means are afforded by it for transporting the products of the lands to any of those points, and from thence to Eastern and Southern markets. Moreover, the population of the State is rapidly increasing, and is in great increase in population by immigrating, etc., afford a substantial and growing home demand for farm produce.

The soil is dark, rich, moist, soon to a foot in depth, is generally well-drained, and easily tilled for growing Corn, Wheat, and Small Grains.

Economy in cultivation and great productiveness are the well-known characteristics of Illinois lands. Farms are not required to be cut down, and can be had in the older States with much less expense than in the new land in the older States. The first crop of Indian Corn, planted on the newly-broken soil, usually repays the cost of plowing and fencing.

What is now on the newly-turned and soon to yield very large profits, is the grass of oats and wheat, and a half to two acres per day. Contracts can be made for breaking ready for crop of wheat, at from \$7 to \$24 per acre. By judicious management the land may be plowed and fenced the first, and under a high state of cultivation the second year.

Corn, Grain, Cattle, etc., will be forwarded at reasonable rates to Chicago for the Eastern market, and to Cairo for the Southern.

The larger road on the cheap, and the Illinois over which it passes, will be of great service to the Eastern and Middle States, so much more than sufficient to pay the difference of transportation to the Eastern market.

Batuminoous Coal is mined at several points along the Road, and will be delivered at \$10 to \$4 per ton. Wood can be had at the same rates per cord.

Those who think of settling in Iowa or Minnesota should bear in mind that the price of land has been doubled, if not more, in many miles, and has been doubled, if not more, for those located in the interior, there are no conveniences for transport to the market, railroad not having been introduced there; that is to send the produce of these lands out of the country, and to bring in supplies, which must be borne by the settler, in the reduced prices of their products, and so that exactly are the incomes from these farms, and of course on their investments, heavily and seriously reduced.

The lands for sale of the Illinois are now for sale by this Company, and their consequent value over those of the Eastern and Middle States, is much more than sufficient to pay the difference in the cost of transportation, and the value of the facilities of the railroads, and other works with which it connects, the operations of which are interrupted by the low water of Summer or the frost of Winter.

PRICE AND TERM'S OF PAYMENT.

The price will be \$100 to \$250 according to location, quality, &c., and for contracts to be made during the year 1856, stipulating the purchase money to be paid in five annual instalments—the first to become due in two years from the date of contract, and the others annually thereafter. The last payment will be due at the end of the fifth year from the date of the contract.

INTEREST WILL BE CHARGED AT ONLY THREE PER CENT.

As a security to the performance of the contract, the first two years' interest must be paid in advance, and it must be understood that at least one-tenth of the land purchased shall yearly be brought under cultivation. Longer credit at six per cent per annum will be given, and a discount of one-half per cent from the credit price will be deducted for cash. The Company's construction bill will be received as cash. The Company's construction bill will be received as cash.

Ready-frame Farm Buildings, etc., can be set up in a few days, and will be sold at the prices given.

The house will be 20 feet, divided into one living and three bedrooms, and will cost complete, on an average \$1,000.

For the first year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the second year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the third year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the fourth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

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For the sixth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the seventh year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

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For the tenth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the eleventh year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twelfth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the thirteenth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the fourteenth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the fifteenth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the sixteenth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the seventeenth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

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For the nineteenth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twentieth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-first year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-second year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-third year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-fourth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-fifth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-sixth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-seventh year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-eighth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the twenty-ninth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the thirtieth year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

For the thirty-first year, the cost of labor, materials, and fixtures, will be \$100, and the cost of fuel, &c., \$100.

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